Box 50-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **33,990.48**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2005. Notary Public MY COMMISSION EXPIRES: 1/24/09 (AFFIX SEAL)

KIMBERLY R. LOUCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Mabry	American Mortgage Network, Inc a Delaware Corporation	MAP 133-8
6104 Johnson Chapel Rd	P.O. Box 85302	PARCEL 190
Brentwood, TN 37027	San Diego, CA 92186	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lois Wilburn and Patricia Hollis, Co-Executrices of the Estate of Russell Woodson Collins, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise Mabry and husband, Kenneth W. Mabry**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND In Davidson County, Tennessee, being Lot No. 15B on the Zone Lot Division of Lot Nos. 6-7 and 10-20, Phase I, Valley View Terrace, of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Russell W. Collins by warranty deed from Valley View Terrace Associates, LTD, of record in Book 7714, page 21, Register's Office for Davidson County, Tennessee. The said Russell Woodson Collins, Sr., having since died testate and his Last Will and Testament submitted to the Probate of Davidson County, Tennessee. The said property is being sold by Order of the Probate Court od Davidson County, Tennessee, Number 05-P-249 entered February 17, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **439 Cathy Jo Circle, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of April, 2005.

Estate of Russell Woodson Collins, Sr.

Lois Wilburn
By: Lois Wilburn, Co-Executrix

Patricia Hollis
By: Patricia Hollis, Co-Executrix

Davidson County DEEDWARR
Recvd: 04/20/05 10:23 2 pgs
Fees:13.00 Taxes:125.76

20050420-0043840

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois Wilburn and Patricia Hollis, Co-Executrices of the Estate of Russell Woodson Collins, Sr.** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2005.

My Commission expires May 24 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2005.

My Commission expires _____

Notary Public